

Clarke County

Planning Commission
Regular Meeting Minutes
April 3, 2015



The regular meeting of the Planning Commission of Clarke County, Virginia, was held at the Berryville/Clarke County Government Center, Berryville, Virginia, on Friday, April 3, 2015.

ATTENDANCE

George L. Ohrstrom, II, Chair; Anne Caldwell, Vice Chair; Robina Bouffault; Randy Buckley; Scott Kreider; Doug Kruhm; Frank Lee; and Gwendolyn Malone.

ABSENT: Cliff Nelson, John Staelin and Jon Turkel

STAFF

Brandon Stidham, Planning Director; Ryan Fincham, Senior Planner/Zoning Administrator; and Debbie Bean, Recording Secretary.

CALLED TO ORDER

Chair Ohrstrom called the meeting to order at 9:00 a.m.

APPROVAL OF AGENDA

The Commission voted to approve the revised Agenda as presented.

Yes: Bouffault (moved), Buckley, Caldwell, Kreider, Kruhm, Lee (seconded), Malone and Ohrstrom

No: No one

Absent: Nelson, Staelin and Turkel

APPROVAL OF MINUTES

The Commission voted to approve the regular meeting minutes of January 9, 2015 as amended.

Yes: Bouffault (moved), Buckley, Caldwell, Kreider, Kruhm, Lee (seconded), Malone, Ohrstrom and

No: No one

Absent: Nelson, Staelin and Turkel

The Commission voted to approve the briefing meeting minutes of February 3, 2015.

Yes: Bouffault (moved), Buckley, Caldwell (seconded), Kreider, Kruhm, Lee, Malone and Ohrstrom

No: No one

Absent: Nelson, Staelin and Turkel

The Commission voted to approve the briefing meeting minutes of March 3, 2015 as amended.

Yes: Bouffault (moved), Buckley, Caldwell, Kreider (seconded), Kruhm, Lee, Malone and Ohrstrom

No: No one

Absent: Nelson, Staelin and Turkel

Presentation of Resolution of Appreciation to Jesse Russell

Chair Ohrstrom recognized Jesse Russell for his years of service as the Clarke County Zoning Administrator. Chair Ohrstrom read a Resolution of Appreciation for Mr. Russell and thanked him for his hard work and dedication to Clarke County during his tenure as the Zoning Administrator.

Set Public Hearing Items

TA-15-01, Monopole Regulations. Proposed text amendment to amend §3-C-2-u, Monopoles for Telecommunication Antennae (Supplementary Regulations); and §6-H-12, Monopoles for Telecommunication Antennae (Design Standards) of the Zoning Ordinance. The purpose of the amendment is to add new language regarding co-location of antennas on existing monopoles in order to comply with recent changes to Federal law. The amendment would also add new and clarify existing requirements for special use permit and site plan applications for the siting of new monopoles.

Mr. Stidham explained this request. He said the purpose of this text amendment is to add new language regarding co-location of antennas on existing monopoles in order to comply with recent changes to Federal law. After discussion with Staff and the Commission, Chair Ohrstrom called for a motion.

The Commission voted to set public hearing on this proposed text amendment for the next regular meeting of the Commission on May 1, 2015.

Yes: Bouffault (seconded), Buckley, Caldwell (moved), Kreider, Kruhm, Lee, Malone, Ohrstrom and

No: No one

Absent: Nelson, Staelin and Turkel

Recreation Component Plan

Mr. Stidham stated that the Planning Commission appointed a subcommittee to prepare a draft recreation plan an implementing component of the Comprehensive Plan. He said that the Plan outlines a series of strategies to implement the Plan goals. After discussion with Staff and the Commission, Chair called for a motion.

The Commission voted to set public hearing on the proposed Recreation Component Plan for the next meeting of the Commission on May 1, 2015.

Yes: Bouffault (moved), Buckley, Caldwell (seconded), Kreider, Kruhm, Lee, Malone and Ohrstrom

No: No one

Absent: Nelson, Staelin and Turkel

TA-15-02, Farm Breweries and Farm Wineries Regulations. Proposed text amendment to amend §3-A-1, Agricultural-Open Space-Conservation District (AOC); §3-A-2, Forestal-Open Space Conservation District (FOC); §3-C, Supplementary Regulations; and §9-B, Definitions, of the Zoning Ordinance. The purpose of the amendment is to create a new permitted use, "farm breweries," in the AOC and FOC Districts, and to establish supplementary regulations for the new permitted use. The text amendment also adds language to require zoning approval and issuance of a business license prior to operating a farm brewery or farm winery including provision of approved private well and onsite septic system permits issued by the Virginia Department of Health. Wineries, breweries, cideries, and

distilleries would be specifically excluded from the special use, "Processing of Agricultural Products not totally produced in Clarke County," in the AOC and FOC Districts.

Mr. Stidham explained this proposed text amendment. He stated that the purpose of this amendment is to create a new permitted use, "farm breweries" in the AOC and FOC Districts and to establish supplementary regulations for the new permitted use. He said this proposed text amendment will also include language to require zoning approval and issuance of a business license prior to operating a farm brewery or farm winery including a provision of approved private well and on-site septic system permits issued by the Virginia Department of Health. After discussion with Staff and the Commission, Chair Ohrstrom called for a motion.

The Commission voted to set public hearing for this proposed text amendment for the next regular meeting of the Planning Commission on May 1, 2015.

Yes: Bouffault, Buckley, Caldwell (moved), Kreider (seconded), Kruhm, Lee, Malone and Ohrstrom

No: No one

Absent: Nelson, Staelin and Turkel

Board/Committee Reports

Board of Supervisors (John Staelin)

No report.

Sanitary Authority (John Staelin)

No report.

Board of Septic & Well Appeals (John Staelin)

Chair Ohrstrom stated an application was submitted by Giel Millner, Agent for BellRinger Farm, LLC, requesting a variance from the Septic Ordinance.

Board of Zoning Appeals (Anne Caldwell)

No report.

Historic Preservation Commission (Doug Kruhm)

Commissioner Kruhm stated that this fall the HPC may be getting a student from the High School to attend the HPC meetings. He said initially it will be a non-voting, one year appointment.

Conservation Easement Authority (George Ohrstrom, II)

Chair Ohrstrom stated that the CEA has established an award for conservation activity in Clarke County. He said the inaugural award went to Wingate Mackay-Smith who has been an incredible force for conservation in Clarke County and the entire region for the last forty years. He stated that the award has been named the Wingate Mackay-Smith Clarke County Conservation Award and this award will be given annually to an individual for their outstanding activity in conservation.

Other Business

Mr. Stidham said it might be necessary to have the telecommunications committee meet again.

He said the members for that committee were Richard Thuss and Jon Turkel. He stated that he will need a replacement for Richard Thuss and Commissioner Kruhm volunteered to replace him.

Adjourn

There being no further business to come before the Commission the meeting was adjourned at 9:25 a.m.


George L. Ohrstrom, II, Chair


Brandon Stidham, Director of Planning

Minutes prepared by Debbie Bean, Recording Secretary